

**STAFF REPORT**  
December 6, 2019

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**AGENDA ITEM: VII-B (File No. SPAR-19003)**

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Consideration of a Site Plan and Architectural Review application for the construction of an approximately 3,557 square foot mixed commercial use development, including 2,057 square feet as restaurant and 1,500 square feet of office space. The project site consists of three (3) lots located in the Tourist and Professional Office (C-4) zoning district. The total area of the subject properties is approximately 0.56 acres in size with frontage along Freeman Road, Freeman Court and East Pine Street. They are identified on the Jackson County Assessor's Map as 37S 2W 02CD Tax Lots 100, 200 and 300. **Applicant:** CP Pines LLC; **Agent:** Kistler Small & White Architects

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**SOURCE**

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Justin Gindlesperger, Community Planner II

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**BACKGROUND**

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The current application is a Site Plan and Architectural Review for the construction of Phase 1 of an approximately 3,557 square foot mixed commercial use development at the intersection of Freeman Court and Freeman Road. The proposed Phase 1 includes development of the take-out restaurant, parking, landscaping and street frontage improvements along Freeman Court (Attachment "A-1"). Construction of the office use in Phase 2 is not considered as part of this application and will be developed at a later time. An existing structure on the project site will be removed and replaced as part of Phase 2.

**Project Description:**

Phase 1 of the development plan includes construction of an approximately 2,057 square foot structure for take-out use. The building is a single-story and the main façade faces north towards East Pine Street. The design includes the use of canopies, changes in materials that includes a wood grain/colored fiber cement element that "juts" from the main plane of the building, a parapet that extends above the roof line and wing walls that create vertical and horizontal plane changes to create additional depth and shadow lines along the building facades (Attachment "A-2"). Architecturally, the proposed building complies with the commercial building design standards.

Primary frontage for the site is along East Pine Street, with additional frontage along Freeman Road and Freeman Court. Site access is along the west side of the property by an approach to Freeman Court, a Local Access street. Frontage improvements along Freeman Court include curb-tight sidewalks along the length of the project site.

The landscape plan provides adequate landscaping and screening through a minimum 10-foot buffer around the perimeter of the site (Attachment "A-4"). Ample street trees are provided along the frontage to

East Pine Street, Freeman Road and Freeman Court. Interior landscape is provided around the proposed structures and in the parking lot islands. The 10-foot landscape area between the proposed development and the adjacent property to the west includes a mix of shrubs and trees to provide a buffer to the adjacent uses.

On-site parking for the project site is proposed to be completed as part of Phase 1, which includes a total of eighteen (18) parking spaces. Parking requirements are provided in terms of minimum and maximum number of spaces provided. Table 17.64.02B does not differentiate between “dine-in” restaurants and “take-out” restaurants, such as the proposed use. When a use is not specifically listed, the Community Development Director may determine the requirement based on requirements for similar uses and on the basis of evidence of actual demand using existing examples, traffic engineering and/or planning data. Matching the North American Industry Category Services (NAICS) description of a take-out oriented, “Limited Services Restaurant,” with the Institute of Transportation Engineers (ITE) 3rd Edition Parking Generation Manual, the closest related category is Land Use No. 933, Fast Food without Drive-Thru (Non-Hamburger). Per ITE, the take-out oriented use generates a parking ratio of 8.2 spaces per 1,000 square feet of gross floor area, or seventeen (17) parking spaces as proposed. The future office use requires one (1) parking space per 250 square feet of net floor area, or ten (6) parking spaces. The minimum/maximum parking required for the proposed 3,557 square foot mixed use commercial buildings is 23 spaces. Per CPMC 17.64.040(B), the on-site parking may be reduced by twenty (20) percent, or five (5) spaces, for a total of eighteen (18) parking spaces.

## ISSUES

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Through the review of this application, and as identified on a survey submitted by the application (Attachment “A-5”), it was noted that that the proposal occupies three (3) legal lots. The proposed development cannot cross the common property boundaries between the lots.

**Comment:** It will be necessary to legally consolidate the lots as necessary to avoid conflicts between the proposed development and the property lines. Staff recommends Condition of Approval No. 1(a) requiring legal consolidation of the lots prior to building permit issuance.

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Domino’s mixed commercial use Site Plan and Architectural Review has been evaluated for compliance with the applicable Site Plan and Architectural Review Criteria set forth in CPMC 17.72 and found to comply as conditioned and as evidenced in the Applicant’s Findings (Attachment “B”) and the Planning Department’s Supplemental Findings (Attachment “C”).

## CONDITIONS OF APPROVAL

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1. Prior to building permit issuance for Phase 1, the applicant shall:
  - a. Apply for a Type I Property Line Adjustment/Consolidation application to consolidate the three (3) parcels, Tax Lot 100, Tax Lot 200 and Tax Lot 300, and provide a recorded copy of the Map of Survey and Deed to the City.

- b. Demonstrate compliance with the following conditions listed in the Public Works Staff Report (Attachment “D”):
  - i. Submit civil improvement plans for the street frontage improvements. The applicant shall use the 2014 revised Public Works Standards and Specifications for all new construction drawings.
  - ii. Submit a landscaping and irrigation plan demonstrating compliance with City standards for the installation and maintenance of landscape installed in the landscape rows along the right-of-way.
  - iii. Submit a stormwater management plan demonstrating compliance with the MS4 Phase II stormwater quality standards.
- c. Demonstrate compliance with the conditions listed in the Rogue Valley Sewer Services Staff Report (Attachment “E”).
- 2. Prior to Public Works Final Inspection, the applicant shall demonstrate compliance with the following:
  - a. Complete Freeman Court frontage improvements required per the civil improvement plans approved by the Public Works Department.
  - b. Complete stormwater management improvements per the Stormwater Management Plan approved by the Public Works Department.
  - c. Record an operations and maintenance agreement for all new stormwater quality features.
  - d. Pay all System Development Charges and permit fees.
  - e. Pay all Rogue Valley Sewer Services System Development Charges and permit fees.

## **ATTACHMENTS**

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Attachment “A-1” – Site Plan

Attachment “A-2” – Architectural Elevations

Attachment “A-3” – Floor Plan

Attachment “A-4” – Landscape Plan

Attachment “A-5” – Property Survey

Attachment “B” – Applicant’s Findings

Attachment “C” – Planning Department Supplemental Findings

Attachment “D” – Parks & Public Works Department Staff Report dated 11-22-2019

Attachment “E” – Rogue Valley Sewer Services Staff Report dated 11-15-2019

**ACTION**

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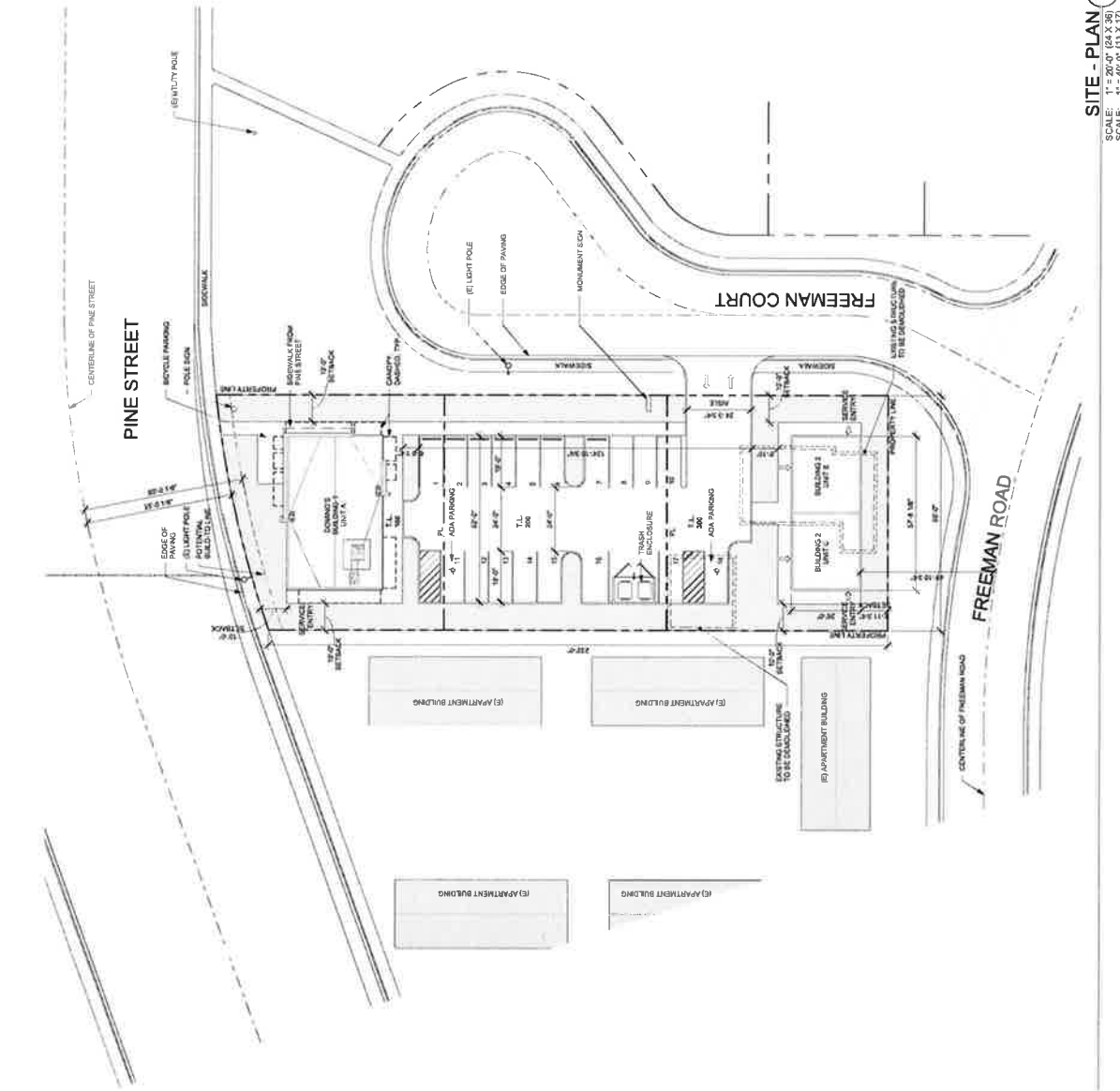
Consider the proposed Site Plan & Architectural Review application and 1) approve; 2) approve with revisions; or 3) deny the application.

**RECOMMENDATION**

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Approve the Site Plan & Architectural Review application for the Domino's Mixed Commercial Use Development per the Staff Report dated December 6, 2019 including all attachments thereto herein incorporated by reference.

# ATTACHMENT "A-1"



**SITE - PLAN 1**  
SCALE: 1" = 20'-0" (24 X 36)  
SCALE: 1" = 40'-0" (11 X 17)

## GENERAL NOTES - SITE PLAN

- A. SITE PLAN NOTES APPLY TO SHEET AS 1.
- B. ARCHITECTURAL REFERENCE ELEVATION OF "X" XXXXX ON SURVEY.
- C. REFERENCE ORIGIN AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITING INFORMATION.
- D. WORK IN THE RIGHT OF WAY IS SHOWN FOR REFERENCE ONLY. ANY WORK IN THE RIGHT OF WAY IS TO BE COMPLETED PRIOR TO ANY CONSTRUCTION.
- E. REFERENCE ELECTRICAL DRAWINGS FOR SITE LIGHTING SCHEDULE.

## KEYNOTES - SITE PLAN

- 1. ALIGN

ITEM	AREA	AREA	AREA
EXISTING BUILDING	1500 SF	1500 SF	1500 SF
EXISTING BUILDING	1500 SF	1500 SF	1500 SF
LANDSCAPE	1775 SF	1775 SF	1775 SF
TOTAL SF			3000 SF

VEHICLE PARKING PROVIDED	COUNT
STREET SIDE PARKING	10
STREET SIDE PARKING	10
TOTAL SF	200 SF

BIKEWAY PROVIDED	BIKEWAY COUNT
STREET SIDE PARKING	10
STREET SIDE PARKING	10
TOTAL SF	200 SF

## ZONING INFORMATION

BASE ZONE: RESIDENTIAL OFFICE PROFESSIONAL (R-4)  
OVERLAY ZONE: NA  
SPECIAL DISTRICT: NA  
MAP & TAX LOT: 37 29 5000 100 200 300  
ACREAGE: 0.50 ACRES (21,700 SF)

## LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- LANDSCAPED AREA



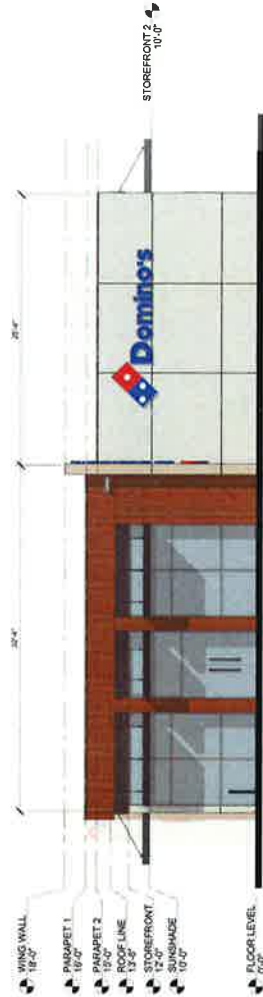
# ATTACHMENT "A-2"



EXT ELEV - SOUTH 1  
SCALE: 3/16" = 1'-0" (24 X 36)  
SCALE: 3/32" = 1'-0" (11 X 17)



EXT ELEV - WEST 2  
SCALE: 3/16" = 1'-0" (24 X 36)  
SCALE: 3/32" = 1'-0" (11 X 17)



EXT ELEV - NORTH 3  
SCALE: 3/16" = 1'-0" (24 X 36)  
SCALE: 3/32" = 1'-0" (11 X 17)



EXT ELEV - EAST 4  
SCALE: 3/16" = 1'-0" (24 X 36)  
SCALE: 3/32" = 1'-0" (11 X 17)

DOMINO'S PIZZA  
New Retail Center  
Shane Anderson  
30 FREEMAN ROAD  
CENTRAL POINT, OREGON 97502

REVISIONS

EXTERIOR  
ELEVATIONS

PROJECT NO. 11002  
ISSUE DATE: 12-28-2018  
SHEET

A6.1

kistler+  
small  
+ white  
ARCHITECTS  
46 WATER STREET  
SUITE 100  
PORTLAND, OR 97204  
TEL: 503.466.8000

PRELIMINARY  
THIS DRAWING SHALL  
NOT BE USED FOR  
CONSTRUCTION  
RECORDATION  
ISSUANCE OF A PERMIT  
PRE-APP

1 WATER STREET  
SUITE 101  
SEASIDE, OR  
9520  
TEL : 541.488 8200

PRELIMINARY  
THESE DRAWINGS SHALL  
NOT BE USED FOR:  
CONSTRUCTION  
BIDDING  
RECORDATION  
CONVEYANCE  
ISSUANCE OF A PERMIT  
PRE-APP

**DOMINO'S PIZZA**  
New Retail Center  
Shane Anderson  
30 FREEMAN ROAD  
CENTRAL POINT, OREG

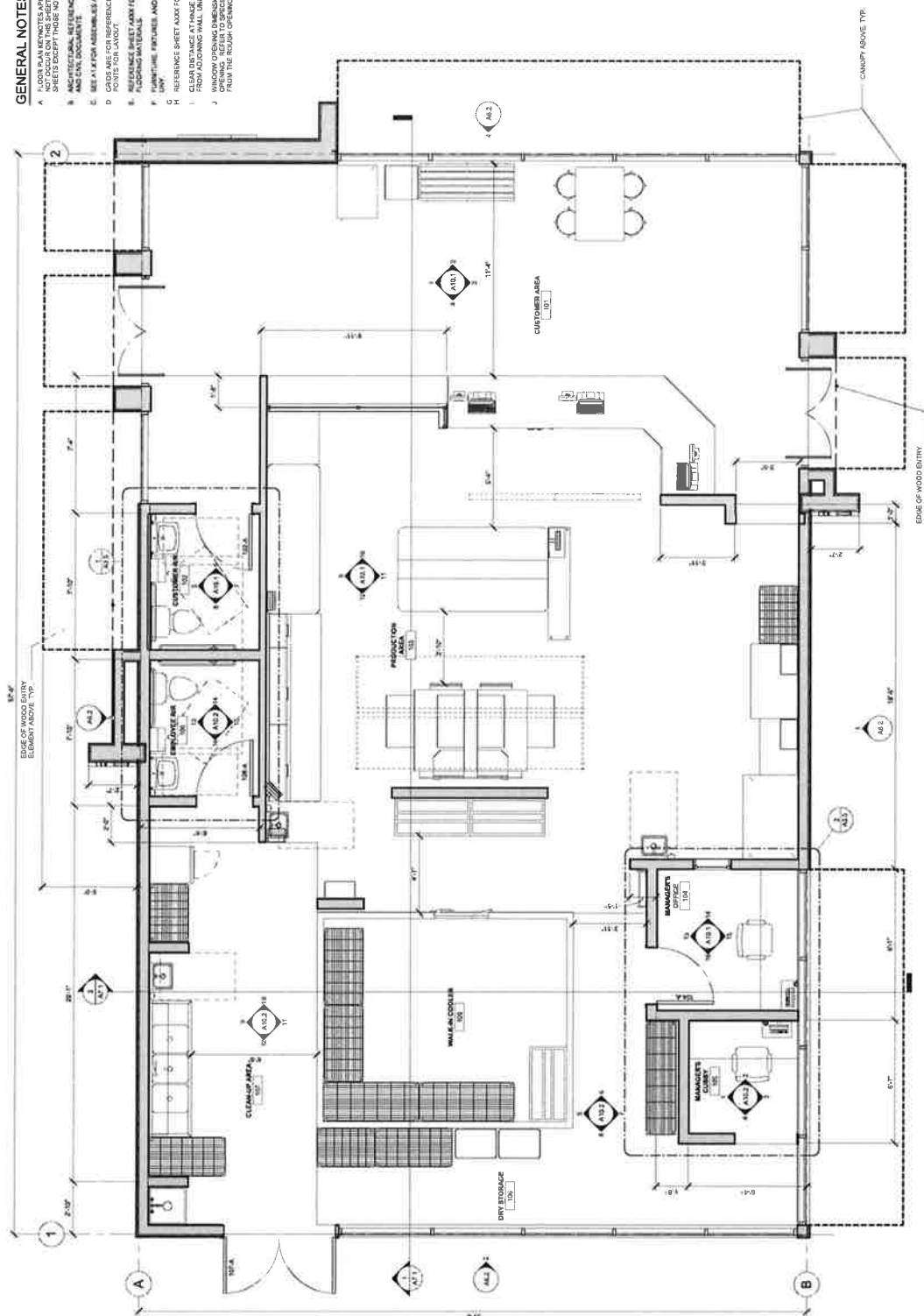
FLOOR PLAN

PROJECT NO: 19-096  
DATE DATE: 10/14/2019  
SHEET

### A3.1

## GENERAL NOTES - FLOOR PLANS

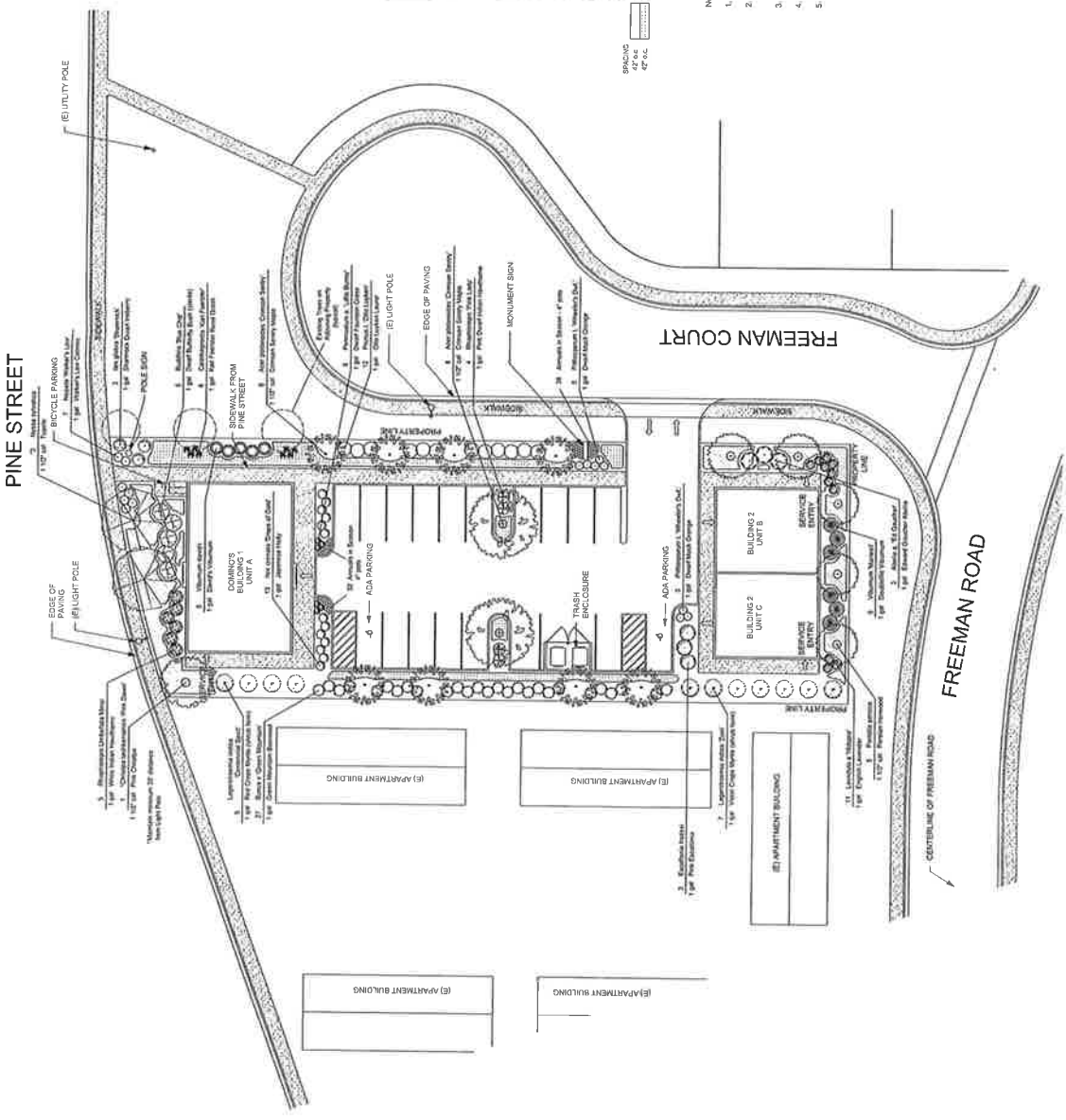
- FOR PLAN KEYNOTES: SEE TO SHEETS A-1 TO A-10. ANY NOTES NOT ON OTHER SHEETS IN THIS SET, AND NOT APPLY TO ANY OTHER SHEETS, SHOULD BE RECORDED IN THE COMMENTS SECTION OF THE ARCHITECTURAL REFERENCE ELEVATION (SEE "A" FOR ADDRESS ON ELEVATION) AND THE COMMENTS SECTION OF THE REFERENCE UNIT.
- SEE "A" FOR ASSUMES AND DIMENSIONS SET POINTS.
- CARDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR SURVEY.
- FOR FURTHER DETAILS, SEE "A" FOR DETAILS OF THE FOUNDATION BETWEEN FOUNDATION AND WALLS AND FOUNDATION BETWEEN REFERENCE UNIT.
- FOR REFERENCE SHEET, SEE FOR ROOM FINISH INFORMATION.
- CLARIFY DETAILS: SEE "A" FOR ALL ROOM FINISHES. ARE TO BE "A" FOR ADOPTING WALL FINISHES, UNLESS NOTED OTHERWISE.
- WINDOW OPENING DIMENSIONS SHOWN ARE TO THE FINCH OPENING. REFER TO SPECIFIC DETAILS FOR REQUIRED CLEARANCES.



**FLOOR PLAN** 1 

SCALE: 3/8" = 1'-0" (24 X 36)  
SCALE: 3/16" = 1'-0" (11 X 17)

# ATTACHMENT "A-4"



TREES	QUANTITY	SPACING	NOTES
12" Cal	1	12' x 12'	12" Cal
18" Cal	1	18' x 18'	18" Cal
24" Cal	1	24' x 24'	24" Cal
36" Cal	1	36' x 36'	36" Cal
48" Cal	1	48' x 48'	48" Cal
60" Cal	1	60' x 60'	60" Cal
72" Cal	1	72' x 72'	72" Cal
84" Cal	1	84' x 84'	84" Cal
96" Cal	1	96' x 96'	96" Cal
108" Cal	1	108' x 108'	108" Cal
120" Cal	1	120' x 120'	120" Cal
132" Cal	1	132' x 132'	132" Cal
144" Cal	1	144' x 144'	144" Cal
156" Cal	1	156' x 156'	156" Cal
168" Cal	1	168' x 168'	168" Cal
180" Cal	1	180' x 180'	180" Cal
192" Cal	1	192' x 192'	192" Cal
204" Cal	1	204' x 204'	204" Cal
216" Cal	1	216' x 216'	216" Cal
228" Cal	1	228' x 228'	228" Cal
240" Cal	1	240' x 240'	240" Cal
252" Cal	1	252' x 252'	252" Cal
264" Cal	1	264' x 264'	264" Cal
276" Cal	1	276' x 276'	276" Cal
288" Cal	1	288' x 288'	288" Cal
300" Cal	1	300' x 300'	300" Cal
312" Cal	1	312' x 312'	312" Cal
324" Cal	1	324' x 324'	324" Cal
336" Cal	1	336' x 336'	336" Cal
348" Cal	1	348' x 348'	348" Cal
360" Cal	1	360' x 360'	360" Cal
372" Cal	1	372' x 372'	372" Cal
384" Cal	1	384' x 384'	384" Cal
396" Cal	1	396' x 396'	396" Cal
408" Cal	1	408' x 408'	408" Cal
420" Cal	1	420' x 420'	420" Cal
432" Cal	1	432' x 432'	432" Cal
444" Cal	1	444' x 444'	444" Cal
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468" Cal	1	468' x 468'	468" Cal
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576" Cal	1	576' x 576'	576" Cal
588" Cal	1	588' x 588'	588" Cal
600" Cal	1	600' x 600'	600" Cal
612" Cal	1	612' x 612'	612" Cal
624" Cal	1	624' x 624'	624" Cal
636" Cal	1	636' x 636'	636" Cal
648" Cal	1	648' x 648'	648" Cal
660" Cal	1	660' x 660'	660" Cal
672" Cal	1	672' x 672'	672" Cal
684" Cal	1	684' x 684'	684" Cal
696" Cal	1	696' x 696'	696" Cal
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720" Cal	1	720' x 720'	720" Cal
732" Cal	1	732' x 732'	732" Cal
744" Cal	1	744' x 744'	744" Cal
756" Cal	1	756' x 756'	756" Cal
768" Cal	1	768' x 768'	768" Cal
780" Cal	1	780' x 780'	780" Cal
792" Cal	1	792' x 792'	792" Cal
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2664" Cal	1	2664' x 2664'	2664" Cal
2676" Cal	1	2676' x 2676'	2676" Cal
2688" Cal	1	2688' x 2688'	2688" Cal
2700" Cal	1	2700' x 2700'	2700" Cal
2712" Cal	1	2712' x 2712'	2712" Cal
2724" Cal	1	2724' x 2724'	2724" Cal
2736" Cal	1	2736' x 2736'	2736" Cal
2748" Cal	1	2748' x 2748'	2748" Cal
2760" Cal	1	2760' x 2760'	2760" Cal
2772" Cal	1	2772' x 2772'	2772" Cal
2784" Cal	1	2784' x 2784'	2784" Cal
2796" Cal	1	2796' x 2796'	2796" Cal
2808" Cal	1	2808' x 2808'	2808" Cal
2820" Cal	1	2820' x 2820'	2820" Cal
2832" Cal	1	2832' x 2832'	2832" Cal
2844" Cal	1	2844' x 2844'	2844" Cal
2856" Cal	1	2856' x 2856'	2856" Cal
2868" Cal	1	2868' x 2868'	2868" Cal
2880" Cal	1	2880' x 2880'	2880" Cal
2892" Cal	1	2892' x 2892'	2892" Cal
2904" Cal	1	2904' x 2904'	2904" Cal
2916" Cal	1	2916' x 2916'	2916" Cal
2928" Cal	1	2928' x 2928'	2928" Cal
2940" Cal	1	2940' x 2940'	2940" Cal
2952" Cal	1	2952' x 2952'	2952" Cal
296			



# TOPOGRAPHIC MAP OF SURVEY

Located in the Southwest One-quarter of the Southwest One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon

## PREPARED FOR:

**VISION PROPERTIES OF  
SOUTHERN OREGON, LLC**  
860 East Pine Street, #105  
Central Point, OR 97502

## LEGEND:

- Indicates a utility marked natural gas line.
- Indicates a utility marked sanitary sewer line.
- Indicates a utility marked storm drain line.
- Indicates an existing storm drain manhole.
- Indicates an existing mail box.
- Indicates an existing street light.
- Indicates an existing electric pedestal.
- Indicates an existing electric meter box.
- Indicates an existing utility pole and guy anchor.
- Indicates an existing aerial utility line.
- Indicates a utility marked electric line.
- Indicates a utility marked cable TV line.
- Indicates a utility marked telephone line.
- Indicates an existing telephone pedestal.
- Indicates a utility marked water line.
- Indicates an existing water meter.
- Indicates an existing water valve.
- Indicates a decorative tree with drip-line diameter shown in inches.
- Indicates a non-decayous tree with drip-line diameter shown in inches.
- Indicates the elevation of the top of a valve not for a water valve.
- Indicates centerline of an existing fence line as related hereon.

## ABBREVIATIONS:

- EP+ Indicates the edge of a paved surface.
- SOCB+ Indicates an existing storm sewer catch basin.
- SOC1+ Indicates an existing storm sewer curb inlet.
- SOC2+ Indicates an existing storm sewer cleanout.
- SOC4+ Indicates an existing storm sewer manhole.
- TBC+ Indicates the top back of a curb line.
- TH+ Indicates an existing telephone manhole.
- WBF+ Indicates a wood board fence.
- WFL+ Indicates a white painted fog line.
- WV+ Indicates an existing water valve.
- N, NE, SW, NW Indicates a general direction, northerly, northeasterly, southwesterly, westerly.

## PREPARED BY:

**Neathamer Surveying, Inc.**  
3156 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 752-2869  
Fax (541) 732-1382

PLOT DATE: October 24, 2017

PROJECT NUMBER: 17046

Sheet 1 of 1 © MN

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

ONLY E. TULL-HUMMA

OREGON  
JULY 9, 2001  
CARE E. NEATHAMER  
55545

Renewal Date 12/31/18

NORTHWEST CORNER  
DONATION LAND CLAIM  
NO. 56



SOUTHWEST CORNER  
DONATION LAND CLAIM  
NO. 56

## GENERAL SURVEY NOTES:

The centerline and right-of-way depicted hereon are established boundaries and call to be relied upon as such. However, the interior property lines depicted hereon, are based on limited ties to found monuments and are not to be construed as being appropriate for their true locations.

Contours: 0.5-foot contour interval; 1-foot index contour interval.

All existing underground utilities, as depicted hereon, were located with reasonable accuracy as marked on hereon. The location of any other utilities not shown hereon, are shown as approximate locations only and are not to be construed as being appropriate for their true locations.

## SURVEY REFERENCE NOTES:

Field and office equipment/software utilized: Trimble R10 GNSS equipment; Trimble 571 Robotic Instrument; Trimble TSC3 data collector with Trimble Access software; Trimble Business Center and Trimble TerraModel software.

Linear unit (horizontal): International Foot (ft).

Vertical datum: North American Vertical Datum of 1988 (NAVD88).

Horizontal datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00.

Zone: Grants Pass-Ashland.

Projection: Transverse Mercator.

Latitude of grid origin: 41°45'00" N.

Longitude of grid origin: 123°20'00" W.

Northings at grid origin: 0.0000 m.

Scale factor at central meridian: 1.000 045 (exact).

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection is based on the assumption that the Earth is a spheroid and that the (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

Orthometric heights (elevations) are referenced to the NAVD88 datum.

OPUS website for static GPS occupations utilizing said Trimble R10.

This survey was conducted utilizing the Global Navigation Satellite System (GNSS) and the Trimble R10 equipment.

GNSS coordinate values are based on solution sets obtained from the NGS OPUS website for GPS static occupations utilizing a Trimble R10 at a set base station and a second R10. Trimble TSC3 data collector was used to collect and record the GNSS data, which was then projected into the OGRS, Grants Pass-Ashland coordinate system.

Established primary control and ties to found monuments, utilizing said RTK methods and Trimble R10 equipment, from which utilized classical terrestrial methods and said Trimble 571 robotic instrument with said Trimble TSC3 data collector to establish secondary control, remaining monument ties and topographic data.

## BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum (refer to Survey Narrative for complete description).

Applicant: CP Pines, LLC  
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Spokane, Washington 99201  
509.327.5502  
06bmwm5@gmail.com

Agent: Kistler Small + White, Architects  
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66 Water Street, Suite 101  
Ashland, OR 97520  
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Project: New Domino's Pizza

## **Domino's Pizza**

### **Site Plan and Architectural Review**

### **Project Narrative & Findings of Fact**

#### **SECTION 1 – PROJECT NARRATIVE**

*Project:*

- New +/-2,201 sq ft, Domino's Pizza take out facility, landscaping, sidewalks, parking and vehicle access from Freeman Court.

*Project Location:*

- 30 Freeman Road. Project site is on the south side of Freeman Road with access to the site from Freeman Court. The site also abuts East Pine Street.

*Map + Tax Lot:*

- 37 2W 02CD, Tax Lots: 100, 200 + 300
- To accomplish the project objectives the tax lots will be consolidated into one tax lot.

*Zoning:*

- Tax Lots 100, 200 + 300: Tourist and Office/Professional (C-4)

*Project Intent:*

- Construct a new Domino's Pizza delivery facility and associated parking and landscaping. In addition to the Domino's the proposed site plan indicates a second building designated for future design/construction. The Domino's store is referenced on the site plan as Building 1/Unit A. The second building is referenced as Building 2/Unit B and Building 2/Unit C.

*Background and Special Considerations:*

- Project Phasing: The project consists of two phases. Phase 1 includes the design/construction of the Domino's Pizza facility and associated parking, landscaping, sidewalks and bicycle parking. Phase 2 includes the design/construction of Building 2, additional landscaping and sidewalks. Phase 1 is scheduled to begin immediately following a Planning Department approval. Phase 2 start date is unknown.
- Lot Line Adjustment/Consolidation: The project involves (3) separate tax lots. A lot line consolidation will be required to combine the three lots into one lot.
- Off Street Parking: The proposed Domino's is strictly a "take out" facility with no in house seating for customers. The CPMC, Table 17.64.02B does not include a category

for this type of facility. Per the Pre-Application comments from city planning the most similar use is a Fast Food w/out Drive -Thru requiring 8.2 parking spaces per 1,000 square feet of gross floor area, or (17) parking spaces as proposed. One can assume that the Fast Food facility referenced in this category provides in house seating, whereas the proposed facility does not and therefore, theoretically less parking would be required. The future office use requires (1) space per 250 square feet for office resulting in (6) parking spaces as follows:  $1,500 \text{ square feet} / 250 = (6)$ . Therefore, (17) spaces plus (6) spaces = (23) required spaces. Applying a 20 percent reduction of (4.6) spaces as allowed results in (18) required parking spaces. The Applicant is proposing (18) parking spaces.

- Existing On Site Structure: The existing structure is a former residence currently being used as a small business. The agreement with the former owner of this property is to allow the current occupant to remain until no later than April 2020, at which time the Applicant would move forward with plans to construct Building 2.

Provided below are responses to the application approval criteria in Central Point Municipal Code Chapter 17.72, Site Plan and Architectural Review.

## **SECTION 2 – SITE PLAN AND ARCHITECTURAL REVIEW (CPMC 17.72)**

### **17.72.020 Applicability**

No permit required under Title 15, Buildings and Construction, shall be issued for a major or minor project as defined in this section, unless an application for site plan and architectural review is submitted and approved, or approved with conditions as set forth in this chapter.

- A. Exempt Projects. Except as provided in subsection (B)(3) of this section the following projects do not require site plan and architectural review:
1. Single-family detached residential structures;
  2. Any multiple-family residential project containing three or less units;
  3. Landscape plans, fences, when not part of a major project;
  4. Storage sheds, patio covers, garages and carports, decks, gazebos, and similar non-occupied structures used in conjunction with residential uses; and
  5. Signs that conform to a previously approved master sign program for the project site.

Exempt projects are required to comply with all applicable development standards of this chapter.

Finding CPMC 17.72.020(A): As evidenced by these application submittal documents, the application has been submitted to the City for review in accordance with this section.

Conclusion CPMC 17.72.020(A): Consistent.

- B. Major Projects. The following are “major projects” for the purposes of the site plan and architectural review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, Applications and Types of Review Procedures:
1. New construction, including private and public projects, that:
    - a. Include a new building or building addition of five thousand square feet or more;
    - b. Include the construction of a parking lot of ten or more parking spaces; or
    - c. Requires one or more variances or conditional use permits and, in the judgment of the director, will have a significant effect upon the aesthetic character of the city or the surrounding area;

2. Any attached residential project that contains four or more units;
3. Any minor project, as defined in subsection C of this section, that the director determines will significantly alter the character, appearance, or use of a building or site.

Finding CPMC 17.72.020(B): The proposed project includes the construction of a new, 2,201 square foot Domino's Pizza store, extensive site work including landscaping and vehicular circulation/parking and a future, 2,048 square foot retail/office building and therefore, is considered a "major project". Per CPMC 17.05.100, Table 1, Site Plan and Architectural Review (Major Project) is subject to the Type II review procedures set forth in CPMC 17.05.300. As evidenced by the application submittal documents, the application has been submitted to the City for review in accordance with these procedures.

Conclusion CPMC 17.72.020(B): Consistent.

- C. Minor Projects. Except when determined to be an exempt project or a major project pursuant to subsections A and B of this section respectively, the following are defined as "minor projects" for the purposes of site plan and architectural review, and are subject to the Type I procedural requirements of Chapter 17.05, Applications and Types of Review Procedures:

1. New construction, including private and public projects, that involves a new building or building addition of less than five thousand square feet;
2. Signs that meet all applicable standards as set forth in Section 17.75.050, Signage standards;
3. Exterior remodeling within the commercial or industrial zoning districts when not part of a major project;
4. Parking lots less than ten parking spaces;
5. Any project relating to the installation of cabinets containing communications service equipment or facilities owned and operated by a public utility and not subject to Section 17.60.040, Antenna standards;
6. Minor changes to the following:
7. Plans that have previously received site plan and architectural review approval;
8. Previously approved planned unit developments;
9. At the discretion of the director any changes to previously approved plans requiring site plan and architectural review.

As used in this subsection, the term "minor" means a change that is of little visual significance, does not materially alter the appearance of previously approved improvements, is not proposed for the use of the land in question, and does not alter the character of the structure involved. At the discretion of the director if it is determined that the cumulative effect of multiple minor changes would result in a major change, a new application for site plan and architectural review is required. All minor changes must comply with the development standards of this chapter.

Finding CPMC 17.72.020(C): Not Applicable.

Conclusion CPMC 17.72.020(C): Not Applicable.

#### **17.72.0 30 Information Required.**

Application for site plan and architectural review shall be made to the community development department and shall be accompanied by the application fee prescribed in the city of Central Point planning department fee schedule. The application shall be completed, including all information and submittals listed on the official site plan and architectural review application form.

Finding CPMC 17.72.030: A completed Site Plan and Architectural Review Application form have been submitted along with the following: \$2,900 application fee, Architectural Site Plan (with legal description), Architectural Elevations, Conceptual Landscape Plan, Conceptual Irrigation Plan, Conceptual Grading/Drainage Plan, written authority from Property Owner, these Findings of Fact and mailing labels.

Conclusion CPMC 17.72.030: Consistent.

#### **17.72.040 Site Plan and Architecture Standards.**

In approving, conditionally approving, or denying any site plan and architectural review application, the approving authority shall base its decision on compliance with the following standards:

- A. Applicable site plan, landscaping, and architectural design standards as set forth in Chapter 17.75, Design and Development Standards;

Finding CPMC 17.72.040(A): See Section 3, Design and Development Standards Findings.

Conclusion CPMC 17.72.040(A): Consistent.

- B. City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;

Finding CPMC 17.72.040(B): All pertinent details and construction elements will be constructed to the City of Central Point's Public Works standards. A civil engineer is included as part of the project team.

Conclusion CPMC 17.72.040(B): Consistent.

- C. Accessibility and sufficiency of firefighting facilities to such a standard as to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus.

Finding CPMC 17.72.040(C): The proposed facility will have sufficient access as demonstrated in the attached Site Plan.

Conclusion CPMC 17.72.040(C): Consistent.

### **SECTION 3 - 17.75 DESIGN AND DEVELOPMENT STANDARDS**

Address the proposal's compliance with standards in CPMC 17.75 below. If a standard is not applicable, check the "N/A" box and explain why the standard doesn't apply in the "Finding" section.

**CPMC 17.75.031 General Connectivity, Circulation & Access**

Standard	N/A	Finding
17.75.031(A) Streets & Utilities	X	No new utilities or streets are proposed.
17.75.031(B) Block Standards	X	No new blocks will be created.
1. Block Perimeter	X	No new blocks will be created.
2. Block Length	X	No new blocks will be created.
3. Accessways and/or Private/Retail Streets	X	No new blocks will be created.
4. Modification of block perimeters and length	X	No new blocks will be created.
17.75.031(C) Driveway and Property Access Standards	<input type="checkbox"/>	All new access and driveways will be constructed in accordance with the City of Central Point standards.
17.75.031 (D) Pedestrian Circulation	<input type="checkbox"/>	A new sidewalk is proposed along the east edge of the proposed parking area connecting the parking to the proposed buildings and to the existing sidewalk along East Pine Street. An existing sidewalk is located along Freeman Court and Freeman Road.
17.75.031(E) Accessways, Pedestrian	X	No new blocks will be created.
17.75.031(F) Retail Streets	X	No new blocks will be created.

**CPMC 17.75.035 Commercial Site Design & Development Standards**

Standard	N/A	Finding
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17.75.035(A) Commercial Site Design per Table 17.75.01 (Below)	<input type="checkbox"/>	CPMC Table 17.75.01 setbacks are not applicable in a C-4 zoning. However, per CPMC 17.60.090 Special Setback Requirements, there are two street setback requirements that apply as follows: Sixty feet distant from the centerline of any major arterial street (East Pine Street) and fifty feet distant from any secondary arterial street (Freeman Road). The proposed project meets the sixty foot setback from East Pine Street and the fifty foot setback on Freeman Road.		
Table 17.75.01 Commercial Site Development Standards				
	C-N	C-2(M)	C-4	C-5
Lot Area	N/A	N/A	N/A	N/A
Lot Width	N/A	N/A	N/A	50 ft.
Lot Depth	N/A	N/A	N/A	100 ft.
Setbacks				
Front Yard	N/A	15 ft.	N/A	N/A
Side Yard	N/A	5 ft.	N/A <sup>1</sup>	N/A <sup>1</sup>
Rear Yard	N/A	N/A	N/A <sup>2,3</sup>	N/A <sup>2,3</sup>
Lot Coverage	50%	50%	N/A	N/A
Bldg. Height	35 ft.	35 ft.	60 ft.	35 ft.
1. Unless otherwise demonstrated at time of site plan and architectural review approval wherever the side or rear yard property lines of a commercially zoned parcel abut parcels in a residential district, a solid wall or fence, vine-covered open fence or compact evergreen hedge six feet in height shall be located on that property line and continuously maintained to ensure effective buffering and visual screening between the two land uses.				
2. Where abutting a residential zone the rear yard setbacks shall be a minimum of ten feet.				
3. Except when the rear property line abuts any residential district or any unincorporated lands, the rear yard shall be increased by one-half foot for each foot of building height in excess of twenty feet.				

#### CPMC 75.039 Off-Street Parking Design and Development Standards

Standard	N/A	Finding
17.75.039(A) Connectivity	<input type="checkbox"/>	The proposed parking area connect to Freeman Court.
17.75.039(B) Parking Stall Minimum Dimensions	<input type="checkbox"/>	Per CPMC 17.75.039, Table 17.75.02 for 90 degree parking the required dimensions are as follows: 1. Width: 9'-0". 2. Length: 19'-0". Proposed parking stall widths are 9'-0" and lengths 19'-0" with 24'-0" aisle widths.
17.75.039 (C) Access	<input type="checkbox"/>	Parking areas are served by a minimum 24'-0" deep access aisle and direct access to on-site vehicular circulation.
17.75.039(D) Driveways	<input type="checkbox"/>	Per current City of Central Point Public Works standard drawing A-10 driveways shall be 12'-0" to 50'-0" wide. The proposed driveway is 24'-4" wide.
17.75.039(E) Improvement of Parking Spaces	<input type="checkbox"/>	The criteria for this section are met as evidenced by the responses below.
1. Concrete curb wheel stops	<input type="checkbox"/>	Wheel stops are being used to prevent the front end of vehicles from overlapping the adjacent sidewalks.
2. Paving and striping requirements	<input type="checkbox"/>	The proposed parking areas are paved with asphaltic concrete paving and graded such that stormwater will be directed into an on-site stormwater drainage system.

		Individual parking spaces are delineated with painted stripes.
3.Design for uses other than one and two family dwellings	<input type="checkbox"/>	Parking spaces are designed so that no backing movements or other maneuvering within a street or other public right-of-way is necessary.
4.Lighting for off-street parking and loading areas	<input type="checkbox"/>	The lighting of the proposed parking areas will be achieved by way of pole lights erected adjacent to each parking area. Each light fixture will be directed downward to eliminate light spilling onto adjacent properties and/or streets.
5.Service drive minimum clearance area	<input type="checkbox"/>	Vision clearance "triangles" have been provided at the service driveway.
6.Perimeter off-street parking space containment	X	There are no proposed perimeter off street parking spaces proposed.
7.Parking, loading, or maneuvering setback limitations	<input type="checkbox"/>	There are no parking spaces proposed within the required setbacks.
8.Vehicle turnaround and maneuvering requirements.	X	The facility has no parking spaces that directly access a street.
17.75.039(F) Limitation on Use of Parking Areas.	<input type="checkbox"/>	Meets standard. The proposed parking areas are designed exclusively for the use of parking. They are paved with stormwater drainage incorporated into the design and concrete sidewalks directing pedestrians to the primary entries of the buildings.
17.75.039(G) Parking/Loading Facility Landscaping and Screening.	<input type="checkbox"/>	The criteria for this section are met as evidenced by the responses below.
1. Perimeter and Street Frontage Landscaping Requirements  Use on abutting property to west is residential. Property is zoned C-4, Tourist and Office Professional.	<input type="checkbox"/>	<p>Perimeter Landscaping: The proposed project fronts Freeman Court (local access street) to the east, East Pine Street (arterial) to the north and Freeman Road (arterial) to the south and abuts Commercial (apartments) development to the west.</p> <p>Street Frontage Landscaping: Meets standard. Freeman Court: The proposed sidewalk/parking is setback 10'-0" from this local street. East Pine Street: Due to East Pine Street's curvature, the planting width fronting this arterial varies from a minimum of 10'-0" to a maximum of 26'-5". Freeman Road: The proposed planting width from this arterial exceeds 15'-0".</p> <p>Perimeter (Abutting) Land Use Landscaping: Meets standard. The planting setback for the commercial development to the west of the project is 10'-0".</p> <p>The Landscape design for the proposed Domino's Pizza development will respond to the City of Central Point requirements per Chapter 17.75 - Design and Development Standards in the development code. All aspects of the design will reflect, at a minimum, the requirements of the code.</p>



		<p>Per Table 17.75.03, all street frontage, parking and perimeter landscaping will meet the code requirements with the intention to; provide visual relief in and around the perimeter of the development, reinforce pedestrian and vehicular movement through the site and create a pleasant environment for the site's users.</p> <p>The irrigation system that will be proposed for the project will consist of a fully automated system that will incorporate an on-site weather-based sensor. The irrigation will be applied by both an efficient overhead spray product along with in-line emitter drip tubing. The system will be designed to conserve water and only apply irrigation where and when appropriate.</p>
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**Table 17.75.03 Parking/Loading Facility Perimeter and Street Frontage Landscaping Standards**

		Plants Required per 100 Lineal Ft of Abutting Property	
	Min. Planting Area Width	Trees	Shrubs
<b>Street Frontage</b>			
Arterial/Collector	15 ft.	4	20
Local	10 ft.	3	15
<b>Perimeter (Abutting) Land Use</b>			
Residential	20 ft.	4	20
Commercial	10 ft.	3	15
Industrial	5 ft.	2	10
2. Terminal and Interior Islands	<input type="checkbox"/>	Meets standard. The proposed terminals are 6'-0" wide and proposed interior islands are 8'-0" wide.	
3. Bioswales	<input checked="" type="checkbox"/>	The stormwater management for the project will direct all stormwater to storm tech chambers with an isolator row located under of the parking area.	
17.75.039(H) Bicycle Parking	<input type="checkbox"/>	Meets standard. Per CPMC 17.64.40, Table 17.64.04 (2) bicycle parking spaces are required. Calculating the required number of spaces therefore: 4,250 sq. ft./1000 sq. ft. X .33 = 1.4 (2) bicycle parking spaces required. The Applicant is proposing 2 bicycle spaces.	
1.Location of Bicycle Parking	<input type="checkbox"/>	Two bicycle parking spaces are provided at the northeast corner of the building near the entry into the proposed Domino's. The parking is attached to and accessed from a proposed concrete sidewalk.	
2.Bicycle Parking Design Standards	<input type="checkbox"/>	As evidenced below the proposed bicycle parking areas have been designed per the City of Central Point standards.	
a. Surfacing	<input type="checkbox"/>	The parking surface will be concrete.	
b. Parking Space Dimension Standard	<input type="checkbox"/>	A single bicycle rack is proposed able to accommodate two bicycles. The concrete surface is proposed to be 5'-0" x 11'-0" to easily accommodate the bicycles.	

c. Lighting	<input type="checkbox"/>	The bike rack will be lighted via proposed lights mounted on a exterior canopy of the proposed Domino's.
d. Aisles	<input type="checkbox"/>	A 5'-0" maneuvering area is provided by the adjacent sidewalk.
e. Signs	X	The bike rack is located on the front/entry side of the facility facing East Pine Street and will be readily visible from the primary rights of way and the main facility entry.
3. Exceptions to Bicycle Parking	X	Exceptions to the bicycle parking codes are not requested.

#### CPMC 17.75.042 Commercial Building Design Standards

Standard	N/A	Finding
17.75.042(A) Massing, Articulation, Transparency and Entrances	<input type="checkbox"/>	The criteria for this section are met as evidenced by the responses below.
1. Building Massing	<input type="checkbox"/>	The top of the building is flat, in keeping with it's modern design.
2. Façade Articulation	<input type="checkbox"/>	The north (East Pine Street) and south (parking lot/main entry) elevations are 57'-8" in length and therefore must comply with this standard. The façade articulation for these two elevations is accomplished by incorporating the following two design features: <b>1.</b> Changes in the façade's finish materials and colors. These finishes include light colored stucco, a storefront glass system, wood grain/colored fiber cement panels and black painted, steel trim/canopies. The changes occur horizontally in intervals that are greater than 20'-0" and less than 100'-0". In addition, reveals/control joints in the stucco panels create a repeating pattern across the entire façades. <b>2.</b> Changes in plane vertically and horizontally at least 2'-0" in depth. The design incorporates three small wing walls, placed where the building material transition's from the full height wood grain to stucco. Each wing wall extends more than 24" vertically above the parapet and horizontally beyond the primary plane of the building. In addition, the wood grain element extends 12" above the building parapet.
3. Pedestrian Entrances	<input type="checkbox"/>	There are two primary entrances for customers – one on the north side facing Pine Street and one on the south side facing the parking area. Both entries are accessed via a concrete sidewalk and are articulated by a change in building materials surrounding the entrance and the use of steel canopies. The following three design features have been incorporated into the design: <b>1.</b> The material change includes a wood grain/colored fiber cement element that "juts" from the main plane of the building approximately 2'-6", creating a three dimensional feature and a deep shadow line that is accentuated by a black, steel lintel. Canopies will add another three-dimensional feature to the entries. <b>2.</b> The shape of this entry element creates an arch over the door, thereby

		framing the entry. 3. Down lighting incorporated into the canopies will also distinguish the entries.
4. Transparency	<input type="checkbox"/>	The intent of this section is met as demonstrated in the responses 4a. – 4e. below.
a. Ground Floor Façade Wall Area	<input type="checkbox"/>	The proposed building has three “façade” walls – the north wall facing East Pine Street, east wall facing Freeman Court and the south wall facing the parking area. The percentage of transparent glazing is as follows: <b>Parking Area:</b> 43.92% as follows: Total Wall = 696 sf x 40% = 278 sf. Total proposed glazing = 306 sf > 278 sf. <b>Freeman Court:</b> 41.91% as follows: Total Wall = 432 sf x 40% = 173 sf. Total proposed glazing = 181 sf > 173 sf. <b>East Pine Street:</b> 26.87% as follows: Total wall = 696 sf x 40% = 278 sf. Total proposed glazing = 187 sf < 278 sf. The Applicant requests a reduction to the 40% requirement for the East Pine Street façade. Please see Applicant’s response to 4e. below.
b. Second Floor	X	The facility is one story.
c. Single-story building facades greater than 20-feet	X	The height of the proposed single story building does not exceed 20’-0”.
d. Wall facades built to interior mid-block property line	X	The building does not have a wall built to an interior mid-block property line.
e. Alternative design solutions	<input type="checkbox"/>	The intent of this section is met by providing the following three architectural elements to the East Pine Street façade: 1. Projecting canopy: There are canopies proposed that extend beyond the front façade by more than 5’-0”. 2. Decorative tile work: The Applicant proposes a wood grained/colored fiber cement panel entry element. Applicant acknowledges that the wood grain is not tile but believes it serves the same purpose by providing a contrasting material and creating a more human scaled façade. 3. The wood entry element and wing wall extend out from the front façade creating recesses in the elevation and shadow lines thereby reducing the scale of the façade to a more human scale.
5. Wall Faces.	<input type="checkbox"/>	The intent of this section is met as demonstrated in the responses 5a. – 5c. below.
a. Façade Wall Face	<input type="checkbox"/>	See response to “Façade Articulation” above.
b. Building Wall Face	<input type="checkbox"/>	The intent of this section is met by providing the following: <u>East Wall Face:</u> 1. 41.6% transparent windows. 2. The wall face includes steel canopies. 3. A variation in the building finish material and color. <u>West Wall Face:</u> Exempt. <u>South Wall Face:</u> 44.5% transparent windows. 2. The wall face includes steel canopies. 3. A variation in the building finish material and color. <u>North Wall Face:</u> 44.1% transparent windows. 2. The wall face includes steel canopies. 3. A variation in the building finish material and color.

c. Other Wall Faces	X	No other walls abut a residential area.
6. Service Area & Rooftop Equipment Screening	<input type="checkbox"/>	The criteria for this section are met as demonstrated in the responses below.
a. Service Areas	<input type="checkbox"/>	There is one on grade service area proposed for a trash receptacle. The area will be enclosed by 6'-0" tall concrete masonry walls and metal gates.
b. Rooftop Equipment	<input type="checkbox"/>	Roof top HVAC equipment will be screened by a metal siding screen intended to blend w/ the contemporary design of the building. In addition, the hvac equipment will be set back from the Pine Street façade and behind a 2'-8" parapet making it difficult to see from that side of the building and from Pine Street. See attached drawing, A6.3 with perspective views.

In conclusion, we believe the application submittal package demonstrates compliance with the approval criteria for a Site Plan and Architectural Review in the Central Point Municipal Code. If you have any further questions, please feel free to contact me.

Matthew J. Small, Architect  
Kistler Small + White, Architects  
541.488.8200 Ext 15

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**FINDINGS OF FACT  
AND CONCLUSIONS OF LAW  
File No.: SPAR-19005**

**Consideration of a Site Plan & Architectural Review  
to construct the Domino's Mixed Commercial Use**

<b>Applicant:</b>	)	Findings of Fact
CP Pines, LLC	)	and
726 W. 3 <sup>rd</sup> Ave	)	Conclusion of Law
Spokane WA 99201	)	

**PART 1  
INTRODUCTION**

The applicant proposes to construct an approximately 3,557 square foot mixed use commercial development, including parking and landscape improvements.

The site plan and architectural review request is a Major Project, which is processed using Type II application procedures. Type II procedures set forth in Section 17.05.300 provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

The project site is located in the C-4, Tourist and Office-Professional Commercial District. The standards and criteria for the proposal are set forth in CPMC 17.72, Site Plan and Architectural Review and CPMC 17.75, Design and Development Standards.

The following findings address each of the standards and criteria as applies to the proposed application for the Vision Properties medical office.

**PART 2  
FINDINGS & CONCLUSIONS**

Staff has reviewed the Applicant's Findings, incorporated herein as Exhibit "A", and found that they address the applicable development code criteria for the proposed site plan and architectural review, except parking lot perimeter landscaping standards. The following finding addresses the parking lot perimeter landscape standards:

**Section 17.75.039 Off-Street Parking Design and Development Standards.**

**G. Parking/Loading Facility Landscaping and Screening.**

1. Perimeter and Street Frontage Landscape Requirements. The perimeter and street frontage landscape for all parking facilities shall be landscaped according to the standards set forth in Table 17.75.03.

TABLE 17.75.03 (Excerpt) PARKING/LOADING FACILITY PERIMETER LANDSCAPING STANDARDS			
Perimeter (Abutting) Land Use	Min. Planting Area Width	Plants Required per 100 Lineal Ft. of Abutting Property	
		Trees	Shrubs
Residential	20 ft.	4	20
Commercial	10 ft.	3	15

**Finding 17.75.039(G)(1):** Per Table 17.75.03, landscape areas around off-street parking areas must be 10-ft when adjacent to commercial uses and 20-ft when adjacent to residential uses. The proposed site plan provides a 10-foot buffer. As shown in Figure 1, the project site and adjoining property to the west is planned as Employment Commercial (2018 Central Point Comprehensive Plan Land Use Map) and zoned C-4, Tourist and Office Professional (Central Point Zoning Map). However, the property to the west is developed with a legally non-conforming residential use. The existing apartment complex was built in 1965 and is considered Class B Non-Conforming situations, subject to CPMC 17.56.060(B) regulations.

**Figure 1 Project Location and Zoning Map**



“Use” as defined in CPMC 17.08, Definitions means, “The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.” In applying the parking/loading facility perimeter landscape standards, staff applies the use definition based on the intended purpose of the land as set forth in the adopted Comprehensive Plan Land Use Map and Zoning Map. Although there are legally non-conforming structures on the adjacent site, staff relies on the definition of use in CPMC 17.08.020 with an emphasis on the intended purpose of the land rather than non-conforming structures. This is further supported by CPMC 17.56.010, which states the purpose of non-conforming regulations is to, “establish procedures for dealing with nonconforming uses in a manner that will promote the implementation of the comprehensive plan while providing temporary protection for nonconforming uses that are sound, compatible, and not directly in the path of anticipated development.”

**Conclusion 17.75.039(G)(1):** *Based on the evidence in the record, the 10-foot wide perimeter landscape areas proposed are consistent with the commercial land use buffering standards of this section since intended use of the abutting property is commercial per the Central Point Comprehensive Plan Land Use Map and Central Point Zoning Map.*

**PART 3**  
**SUMMARY CONCLUSION**

As evidenced in findings and conclusions, the proposed Domino's Mixed Commercial Use site plan and architectural plan is consistent with applicable standards and criteria in the Central Point Municipal Code as conditioned.

***PUBLIC WORKS STAFF REPORT***

**November 22, 2019**

**AGENDA ITEM:**

SPAR-19005 – 2,057 square foot restaurant and a 2,050 retail building.

**Traffic:**

The applicant is proposing a 2,057 square foot restaurant and a 2,050 retail building, generating 14.15 peak hour trips (PHT). The threshold for a Traffic Impact Analysis (TIA) is 25 PHT. The proposed use does not meet the threshold for a TIA and it generates less PHT than its preceding use; therefore, no TIA is required for this development.

**Existing Infrastructure:**

Water: There is a 12 inch line in Freeman Court  
Streets: Freeman Court is standard commercial street.  
Storm Water: There is 36" Storm Drain line in

**Issues:**

There are currently no sidewalks associated with the site. Applicant will need to install curb side sidewalks as part of the building improvement plans. There are existing water, storm and street credits associated with the three parcels. The credits are from previous single family homes that existed on the site and the current medical office. Credits will be applied as part of their fee review for the new building.

**Conditions of Approval:**

1. PW Standards and Specifications – Applicant shall comply with the public works standards and specifications for construction within the right of way.
2. Street Tree/Landscape Plan – Applicant will need to prepare a landscaping and irrigation plan to be reviewed and approved by the City for the existing landscape row.
3. Stormwater Management. – The project is within the Phase 2 stormwater quality area and will require a stormwater management plan that is in accordance with the Rogue Valley Stormwater Quality Design Manual (RVSQDM). An operations and maintenance agreement for all new stormwater quality features is required. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.
4. Erosion Control. – The proposed development will disturb more than one acre and will require an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ).

**ATTACHMENT "D"**





## ROGUE VALLEY SEWER SERVICES

Location: 138 West Vilas Road, Central Point, OR - Mailing Address: P.O. Box 3130, Central Point, OR 97502-0005  
Tel. (541) 664-6300, Fax (541) 664-7171 www.RVSS.us

November 15, 2019

Justin Gindlesperger  
City of Central Point Planning Department  
155 South Second Street  
Central Point, Oregon 97502

**Re: SPAR 19005, Domino's Pizza, Tax Lots 100, 200 & 300, Map 37 2W 02CD**

There are 4 inch service stubs extended to tax lots 100 & 200 from the existing 8 inch sewer main along Freeman Court. There is also an existing service connected to the house on tax lot 300 which can be reused if found to be in good working condition. Sewer service the building on tax lot 100 can be had by connecting the existing sewer service stubbed to the lot.

Rogue Valley Sewer Services requests that approval of this project be subject to the following conditions:

1. Applicant submit architectural/plumbing plans for the calculation of related System Development Charges.
2. Applicant shall obtain sewer connection permits as applicable from RVSS and pay all related fees and System Development Charges.

Feel free to call me with any questions.

Nicholas R. Bakke, PE  
District Engineer

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19005\_DOMINO'S PIZZA.DOC

ATTACHMENT " E "